

**ORDINANCE NO. 20161110-031**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13121, 13125, 13133, 13139, 13145, 13147 FM 1325 AND 3001 SCOFIELD RIDGE PARKWAY FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No. C14-2016-0037, on file at the Planning and Zoning Department, as follows:

Lots 1-7, Block A, The Terraces at Scofield Ridge Subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200800240 of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 13121, 13125, 13133, 13139, 13145, 13147 FM 1325 and 3001 Scofield Ridge Parkway in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Vehicular access from the Property to FM 1325 (Burnet Road) is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 21, 2016.

**PASSED AND APPROVED**

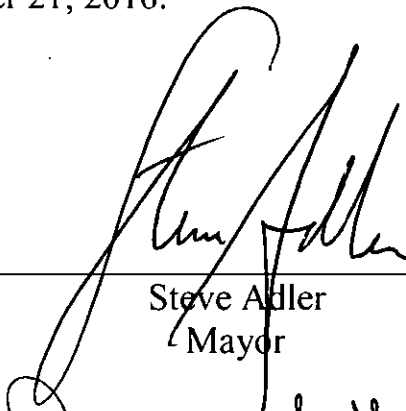
\_\_\_\_\_, November 10, 2016

**APPROVED:**



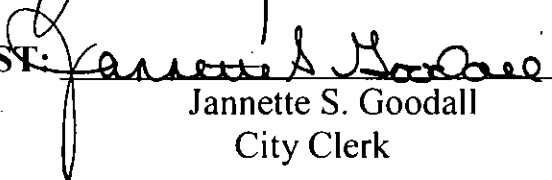
Anne L. Morgan  
City Attorney

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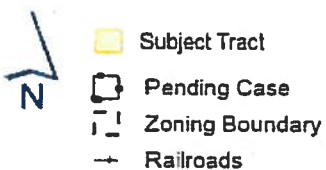
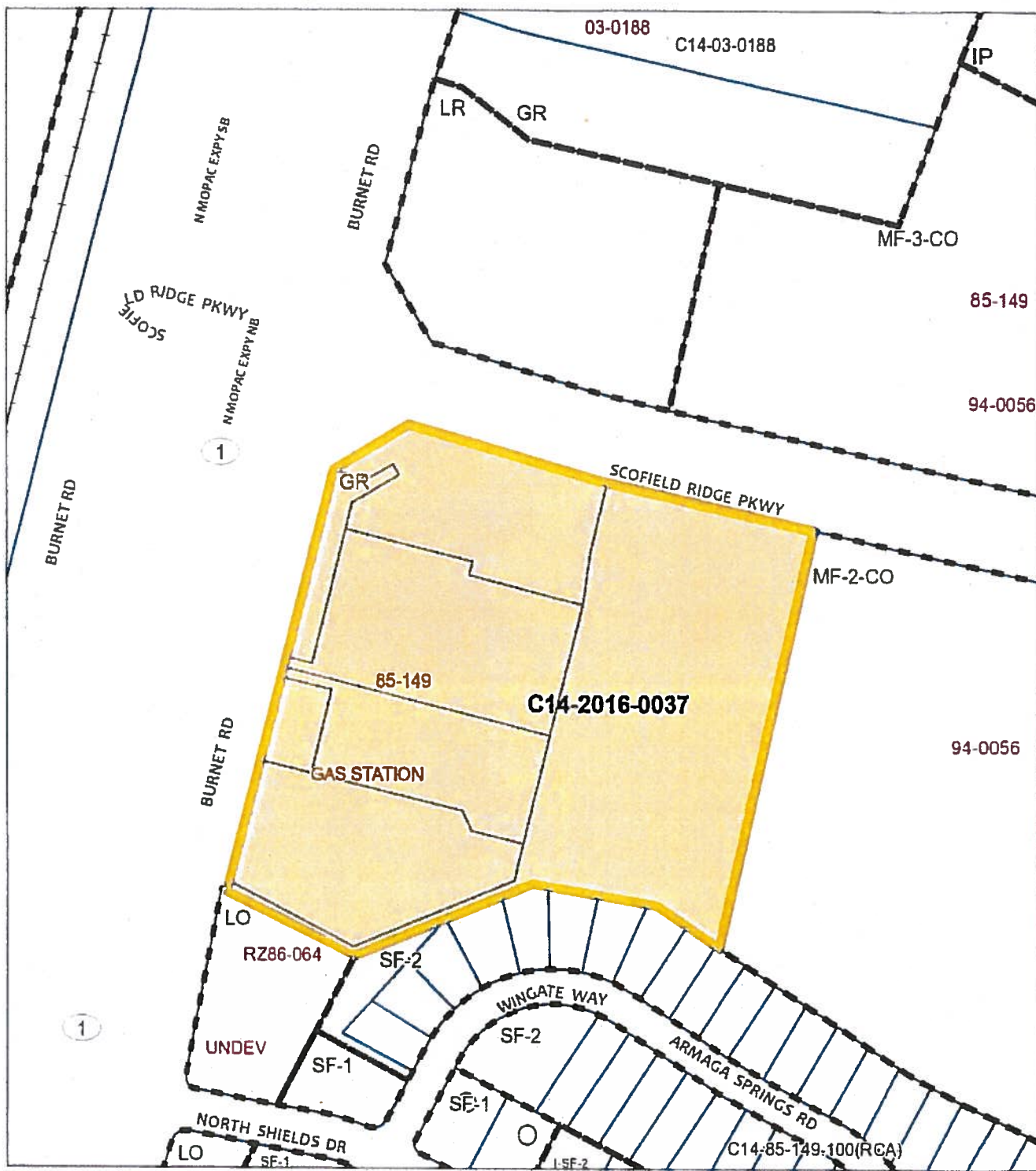


Steve Adler  
Mayor

**ATTEST:**



Jannette S. Goodall  
City Clerk



100 200 Feet

1" = 200'

# **ZONING** **ZONING CASE#: C14-2016-0037**

## **Exhibit A**



This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created 09/16/16